

**WORK DESCRIPTION
HOUSING REHABILITATION PROGRAM
HOUSING DEVELOPMENT DIVISION
CITY OF COLORADO SPRINGS**

NAME: Bonnie Moon
ADDRESS: 841 E. Monument
PHONE: 719-636-2977
719-291-3648
DATE:

CONTRACTOR:
ADDRESS:
PHONE:
HOME MOD NO.:

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

Owner

Date

Owner

Date

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

Contractor

Date

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding. The Housing Development Division has the right to inspect the work at any time without advance notice.

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2 Asbestos:

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing Development Division & the Owner.

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3 Lead Based Paint:

Prior to rehabilitation, all lead-based paint hazards identified in the attached reports for this residence are to be addressed per the recommendations of the Risk Assessor.

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the jobsite, and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or eq, prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

\$ _____

Group Exterior

4 Doors: Entry and Rear

Install ADA transition strips for front door .

Replace main Entry door with 4/6 panel insulated **fiberglass with lite (similar to existing if possible) and rear door with lite** in paint-grade jamb with integral weather-stripping and adjustable threshold. Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape, installation of 1" thick pre-primed hardboard exterior trim, and Schlage or eq **lever** keyed knobset with single cylinder deadbolt keyed alike. It is the contractor's responsibility to verify the size and operation of all Entry doors components prior to ordering. **Owner to approve door styles.**

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5 Doors: Vinyl Storm

Replace Entry and rear storm door with larson series operable vent type vinyl storm door with pneumatic closer and locking hardware.

It is the contractor's responsibility to verify the size and operation of the door, as well as the condition of the existing tracks and hardware, prior to ordering.

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6 Bath Window

Replace with Vinyl, energy star rated unit with obscure glass. Insulate edges and trim out interior and exterior as needed.

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7 Demo city sidewalk

Replace entire sidewalk from West to East side of property-get inspections as required by city. Compact base with gravel or roadbase.

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8 Wheelchair Ramp

Install prefab alum/ or steel ramp from porch to front gate, with handrails to meet ADA guidelines. Submit drawings and details to RS for approval.

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Group Interior

9 Electrical: Smoke Detectors. GFIs, Lighting

Install smoke detectors in all locations required by PPRBD. Rewire bath to have light switch, light bar at sink or ceiling light, GFI outlet in sink area. If electrician, upon initial inspection, cannot tie into electrical panel, **Notify RS before bid is due.**

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Group HMod

10 Demo bathroom

Remove fixtures, clawfoot to remain on property for owners and put in rear yard. Remove drywall/plaster as needed for replumbing and rewiring.

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11 Drywall and Cement board

Install cement board in wet areas for tile. Insulate exterior wall. Patch other areas with drywall. Tape and texture.

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12 Plumbing: Shower Pan

Replace tub with 30" x 60 inch white fiberglass end drain shower pan with ADA curb or cultured marble. GC to verify length prior to ordering. Bids to include rework of drain piping as needed.

\$ _____

13 Plumbing: Shower Mixer with Handheld

Replace tub/shower valves with single-handle mixer in chrome (Shower only). Substitute adjustable hand-held shower mounted on 24" slide bar for fixed head. Fixture must meet the following criteria: ADA compliant, EPA Water-Sense certified, Anti-scald guard and pressure balancing features. **Bid to include framing plumbing wall (if needed) and relocating water supplies with 3/4 inch Pex or copper from source - water heater.**

See Bath elevations for relocated mixer valve and fixture heights.

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14 Plumbing: Wall Hung Sink & Faucet Set

Provide and install (1) white Mansfield or eq 1917C wall-mount sink. Installation to include 2x6 blocking in wall cavities and patching of related finishes.

Provide and install (1) Delta or eq 500-DST 4" oc single handle lav set in chrome. Substitutions must meet EPA water-sense and ANSI 117 standards. All water piping to be replaced with Pex/copper and go to water heater and wrapped under sink to protect user from hot pipes/drains.

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15 Shower Surround

Replace shower wall finishes with 6x6 tile (to be supplied by HDD). New shower surround to extend 72" above shower pan & to include (1) recessed soap dish & (1) angled corner shelf.

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17 Plumbing: Dual Flush Right Height WC

Provide and install (1) white American Standard or eq right-height dual flush WC with standard seat. Bids to include replacement of angle stop (chrome finish) and supply line (braided metal or white). GC to provide receipt to Owner for CSU rebate. Substitutions must meet EPA water-sense and ANSI 117 standards. Bid to include replumbing toilet drain and water supply.

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18 Specialties: Folding Shower Seat

Provide & Install (1) folding padded foam shower seat with related 2 x 6 blocking installed in stud bays. Installation to include repair of related wall finishes to match existing.

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19 Specialties: Stainless Steel Grabbars

Provide & Install (1) 42" stainless steel grabbar at back shower wall.

Provide and install (1) each 18" vertical stainless steel grabbars at left and right-hand shower walls, and (1) 24" stainless steel grabbar at shower side wall above folding seat.

Provide and install (1) 24" horizontal stainless steel grabbar at WC sidewall.

All horizontal grabbars to be mounted 36" above shower pan & securely fastened to 2 x 6 blocking installed in stud bays. Installation to include repair of related wall finishes to match existing.

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20 Doors: Interior:

Replace existing Bath door with stain-grade/paint grade 4/6 panel door. Installation to include removal and repair of related wall finishes, stain/[paint-grade casings in size and type to match existing, and lever type privacy hardware in polished brass finish. **Door to swing out with offset hinges.**

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21 Sheet Vinyl Flooring-Bathroom:

Install sheet vinyl flooring at Bath. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes. Overlay existing floor with 1/4 inch underlayment. ADA transition threshold into kitchen.

Minimum specifications:

ilder grade with felt backing
imum thickness: .070 in
ear limited warranty
ID/FHA approved

mer to select from standard colors.

\$ _____

22 Sheet Vinyl Flooring-Kitchen:

Install sheet vinyl flooring at Kitchen. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes or rubber cove base over existing wood base.. Overlay floor with 1/4 inch underlayment. ADA transition strips into adjoining rooms as needed.

Minimum specifications:

ilder grade with felt backing

imum thickness: .070 in

ear limited warranty

ID/FHA approved

wner to select from standard colors

\$ _____

23 Painting

Prime and paint bathroom and doors that were installed on this project. 2 coats of satin or eggshell, owner to select colors, one color for body and one for trim.

\$ _____

Total Bid \$ _____
